FORM D

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

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PROCESSED. Washington, D.C. 20549

FORM D

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, **SECTION 4(6), AND/OR** IFORM LIMITED OFFERING EXEMPTION

OMB APPROVAL OMB Number: 3235-0076

Expires: April 30, 2008 Estimated average hurden

hours per n

Pref

Name of Offering (L) check it this is an a USA SF Self Storage, DST	mendment and name has changed, and indicate change.	.)
Filing Under (Check box(es) that apply):	☐ Rule 504 ☐ Rule 505 ☒ Rule Amendment	e 506 Section 4(6) ULOE
	A. BASIC IDENTIFICATION DATA	
1. Enter the information requested about		
	mendment and name has changed, and indicate change.)	
Address of Executive Offices 111 Corporate Drive, Suite 210,	(Number and Street, City, State, Zip Code) Ladera Ranch, CA 92694	Telephone Number (Including Area Code) (877) 872-1031
Address of Principal Business Operations (if different from Executive Offices)	(Number and Street, City, State, Zip Code)	Telephone Number (Including Area Code)
Brief Description of Business		
The acquisition, management and	I sale of undivided tenant-in-common interests in	real property.
Type of Business Organization	_	Oother(please specify): FEB 2 6 20
corporation	☐ limited partnership, already formed	other(please specify): FEB 2 6 20
business trust	limited partnership, to be formed	

GENERAL INSTRUCTIONS

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION-

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

SEC 1972 (5-05)

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

A. BASIC IDENTIFICATION DATA 2. Enter the information requested for the following: Each promoter of the issuer, if the issuer has been organized within the past five years; · Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer: · Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and · Each general and managing partner of partnership issuers. Check Box(es) that Apply: ☐ Beneficial Owner ☐ Executive Officer Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) U.S. Commercial, LLC Business or Residence Address (Number and Street, City, State, Zip Code) 111 Corporate Drive, Suite 210, Ladera Ranch, California 92694 Check Blox(es) that Apply: ☑ Promoter ■ Beneficial Owner ☐ Executive Officer □ Director General and/or Managing Partner Full Name (Last name first, if individual) U.S. Advisor, LLC Business or Residence Address (Number and Street, City, State, Zip Code) Five Financial Plaza, Suite 105, Napa, CA 94558 ☐ Promoter ☐ Executive Officer ☐ Director Check Box(es) that Apply: ☐ Beneficial Owner General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) □ Promoter ☐ Executive Officer Check Box(es) that Apply: ■ Beneficial Owner □ Director General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) □ Promoter Check Box(es) that Apply: ☐ Beneficial Owner ☐ Executive Officer ☐ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) ■ Beneficial Owner Promoter ☐ Executive Officer ☐ Director Check Box(es) that Apply: ☐ General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) ☐ Executive Officer ☐ Director Check Box(es) that Apply: □ Promoter ■ Beneficial Owner ☐ General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code)

				B	. INFORMA	TION ABOU	T OFFERI	NG				
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3. Does	the offering	permit joi	nt ownershi	ip of a single	unit?	***************	***************************************		*****************			
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Answer also in Appendix, Column 2, if filing under ULOE. 2. What is the minimum investment that will be accepted from any individual?													
Answer also in Appendix, Column 2, if filling under ULOE. 2. What is the minimum investment that will be accepted from any individual?				•		-		-				Yes	=
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3. Does the offering permit joint ownership of a single unit?					Answer also	in Appendi:	x, Column 2	t, if filing u	inder ULOI	3.			
3. Does the offering permit joint ownership of a single unit?	2. What is	s the minin	num invest	ment that w	vill be accept	ted from any	individual?	****************			*****************	\$ 100,00	00*
4. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only. Full Name (Last name first, if individual) Sandler, Peter Elusiness or Residence Address (Number and Street, City, State, Zip Code) 990 Stewart Ave., Garden City, NY 11530 Name of Associated Broker or Dealer J.P. Turner & Company, L.L.C. States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)												Yes	No
commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only. Full Name (Last name first, if individual) Sandler, Peter Elusiness or Residence Address (Number and Street, City, State, Zip Code) 990 Stewart Ave., Garden City, NY 11530 Name of Associated Broker or Dealer J.P. Turner & Company, L.L.C. States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)	3. Does th	he offering	permit joi	nt ownershi	p of a single	unit?		••••••				Ø	
Sandler, Peter Elusiness or Residence Address (Number and Street, City, State, Zip Code) 990 Stewart Ave., Garden City, NY 11530 Name of Associated Broker or Dealer J.P. Turner & Company, L.L.C. States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)	commis If a per or state	ssion or sings son to be less, list the r	milar remu isted is an name of the	neration for associated p broker or	r solicitation person or ag- dealer. If mo	of purchaser ent of a broke ere than five (rs in connecter or dealer (5) persons	tion with sa registered to to be listed	ales of secur with the SE	rities in the Cand/or w	offering. ith a state		
990 Stewart Ave., Garden City, NY 11530 Name of Associated Broker or Dealer J.P. Turner & Company, L.L.C. States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)		•	ne first, if i	ndividual)								-	
Name of Associated Broker or Dealer J.P. Turner & Company, L.L.C. States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)						ity, State, Zip	Code)					· · · · · · · · · · · · · · · · · · ·	
States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)	Name of	Associated	Broker or	Dealer		·							
(Check "All States" or check individual States) □ All States [AL] [AK] [AZ] [AR] [CA] [CO] [CT] [DE] [DC] [FL] [GA] [HI] [ID] [IL] [IN] [IA] [KS] [KY] [LA] [ME] [MD] [MA] [MI] [MN] [MS] [MO] [MT] [NE] [NV] [NH] [NJ] [NM] [NY] [NC] [ND] [OH] [OK] [OR] [PA] [RI] [SC] [SD] [TN] [TX] [UT] [VT] [VA] [WA] [WV] [WI] [WY] [PR] Full Name (Last name first, if individual) Schade, Jeffrey					4 7 3-	O.11 14 D	•						
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Full Name (Last name first, if individual) Schade, Jeffrey			• •					- •	7 -			• •	
Schade, Jeffrey													[]
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Elusiness or Residence Address (Number and Street, City, State, Zip Code) 3060 Peachtree Road NE, 11th Floor, Atlanta, GA 30305							~						
Name of Associated Broker or Dealer	•							-					
J.P. Turner & Company, L.L.C. States in Which Person Listed Has Solicited or Intends to Solicit Purchasers					-d -a Tutanda	to Colinia Da							
(Check "All States" or check individual States)								••••••	·····		·····	. 🔲 Al	I States
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Full Name (Last name first, if individual)					()	[0.]	[]	[, , ,]					<u> </u>
Chess, John	Ches	s, John											
Business or Residence Address (Number and Street, City, State, Zip Code) 1650 Lakeshore St., Ste. 285, Columbus, OH 43204						_	p Code)						
Name of Associated Broker or Dealer GunnAllen Financial, Inc.													
States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)										,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		□ All	States
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1. Has the	e issuer solo	i, or does t		tend to sell,						***************************************	Yes	No
2. What is	s the minim	ıum invest	ment that w	ill be accept	ed from any	individual?	******		·····		\$ 100,00	10*
3. Does th	he offering	permit joi	nt ownershi	p of a single	unit?	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					Yes ⊠	No
4. Enter to commi	he informatesion or single sin	tion reques nilar remu isted is an name of the	sted for each neration for associated particles of the contraction of	n person who solicitation person or ago dealer. If mo information	has been or of purchaser ent of a broke re than five (will be paid s in connect er or dealer (5) persons t	d or given, tion with sa registered v	directly or i les of secur with the SE	indirectly, a rities in the C and/or wi	iny offering. ith a state		
	e (Last nam nger, Scot		ndividual)		·							
				nd Street, Ciergreen, CC		Code)			•			
	Associated kstreet Se		Dealer orporation									
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	e (Last nan ty, John	ne first, if	ndividual)									
				nd Street, C , Brisbane,		Code)						
	Associated		Dealer	· · -								
States in	Which Pers	son Listed	Has Solicite k individus	ed or Intends	to Solicit Pu	ırchasers		.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	*****************	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	. 🔲 Al	l States
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Name of	Associated	Broker or										
States in	Which Per	son Listed		ed or Intends				******			. 🗆 Al	l States
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			<u>.</u>									
1 Has the	e issuet sok	d ordoes	the issues in	itend to sell	to non-accre	dited invest	ors in this	offering?			Yes	No ⊠
1. 1143 41	· 130001 501	2, 0. 0000			in Appendi			_			J	2
2. What i	is the minim	num invest	ment that v	vill be accept	ted from any	individual?	-				\$ 100,00	0*
				•	·						Yes	No
3. Does t	he offering	permit joi	nt ownershi	p of a single	unit?						Ø	
comm If a pc or stat	ission or sit rson to be l es, list the r	nilar remu isted is an name of the	neration for associated ; broker or	r solicitation person or ago dealer. If mo	o has been or of purchaser ent of a broke ore than five (for that broke	s in connec er or dealer (5) persons	tion with sa registered to to be listed	ales of secu with the SE	rities in the C and/or w	offering.		
	e (Last nar m, Robert	e first, if i	ndividual)									
Eusiness	or Residen		-		ity, State, Zip	Code)		<u></u>				
	Associated		ort, MS 39 Dealer	301								
			nt Service							-		
					to Solicit Pu		****************			**************	. 🔲 All	States
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	•	-	individual)									
	era, Gustar		: (Number s	and Street C	ity, State, Zi	n Code)						
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Full Nam	ne (Last nan	ne first, if	individual)									
Business	or Residen	ce Address	(Number a	nd Street, C	ity, State, Zi	p Code)						
Name of	Associated	Broker or	Dealer								· ••••	
					to Solicit Pu		************					! States
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(IL)	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
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C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS 1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged Aggregate Amount Already Type of Security Offering Price Sold Debt Equity -0-Common ☐ Preferred Convertible Securities (including warrants)..... Partnership Interests. -0-\$ ٠0-\$ 7,917,792.73 **\$** 7,917,792.73 Answer also in Appendix, Column 3, if filing under ULOE. 2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero." Aggregate Number Dollar Amount Investors of Purchases \$ 7,917,792.73 Accredited Investors Non-accredited Investors Total (for filings under Rule 504 only) Answer also in Appendix, Column 4, if filing under ULOE. 3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C - Question 1. Type of **Dollar Amount** Type of Offering Security Sold Rule 505 Regulation A..... Rule 504 Total 4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate. \$ -0-Transfer Agent's Fees. Printing and Engraving Costs \$ -0-Legal Fees. \$ 362,981.67 Accounting Fees Engineering Fees \$ -0-\$ 846,580 Sales Commission (specify finders' fees separately)...... \boxtimes Other Expenses (identify)..... \boxtimes

\$ 1,209,561.67

	C. OFFERING PRICE	, NUMBER OF INVESTORS, EXPENSES AND US	UF	ROCEEDS	
b.	and total expenses furnished in response	te offering price given in response to Part C – Que to Part C – Question 4.a. This difference is the "ad	ljuste	d	\$ 10,884,438.33
5.	each of the purposes shown. If the amou	d proceeds to the issuer used or proposed to be use nt for any purpose is not known, furnish an estimat The total of the payments listed must equal the adj esponse to Part C – Question 4.b above.	te and	l	
				Payments to Officers, Directors & Affiliates	Payments To Others
	Salaries and fees		. 🛚	\$0	⊠ <u>\$0</u>
	Purchase of real estate		. 🛛	\$0	\$ 8,750,000
	Purchase, rental or leasing and insta	llation of machinery and equipment	. 🛛	\$0	⊠ \$ 0
	· -	dings and facilities		•	⊠ \$ 0
	offering that may be used in exchange pursuant to a merger)	luding the value of securities involved in this ge for the assets or securities of another issuer		-	⋈ <u>\$0</u>
	• •				<u> </u>
	- •				\$ 59,908.33
	Other (specify): Real Estate Acquisi	tion Expenses	🛛	20	\$ 2,074,530
	Column Totals		🛛	\$0	☒ \$ 10,884,
	Total Payments Listed (column tota	Is added)		⊠ <u>5</u>	10,884,438.33
		D. FEDERAL SIGNATURE			
fol	lowing signature constitutes an undertaking	igned by the undersigned duly authorized person. Ig by the issuer to furnish to the U.S. Securities and by the issuer to any non-accredited investor pursu	d Exc	hange Commiss	ion, upon written
Iss	uer (Print or Type)	Signature		Date	
US	A SF Self Storage, DST	144			
Nε	me of Signer (Print or Type)	Title of Signer (Print or Type)			
H.	Michael Schwartz	President, U.S. Commercial, LLC, as the Signal DST	ory T	rustee of USA S	F Self Storage,
_					

-ATTENTION-

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE	
* * *	0.262 presently subject to any of the disqu	· · · · · · · · · · · · · · · · · · ·
	See Appendix, Column 5, for state	response.
2. The undersigned issuer hereby unde Form D (17 CFR 239.500) at such to	-	of any state in which this notice is filed, a notice on
The undersigned issuer hereby undersure to offerees.	ertakes to furnish to the state administrate	ors, upon written request, information furnished by th
Limited Offering Exemption (ULO		s that must be satisfied to be entitled to the Uniform and understands that the issuer claiming the availabiliten satisfied.
The issuer has read this notification an undersigned duly authorized person.	d knows the contents to be true and has d	tuly caused this notice to be signed on its behalf by th
Issuer (Print or Type)	Signature	Date
USA SF Self Storage, DST	for the second	
Name of Signer (Print or Type)	Title of Signer (Print or Type)	
H. Michael Schwartz	President, U.S. Commercial, LLC,	as the Signatory Trustee of USA SF Self Storage, DS

Instruction

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX

1	Intend to sell to non-accredited investors in State (Part B-Item 1)		Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State (Part C-Item 2)					5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
State	Yes	No	,	Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No	
AL					-					
AK			<u> </u>							
AZ		Ø	Beneficial interests in the Delaware statutory trust - \$12,094,000	2	\$250,000	0	N/A		Ø	
AR										
CA	D	Ø	Beneficial interests in the Delaware statutory trust - \$12,094,000	14	\$4,386,392.72	0	N/A		☒	
co										
СТ										
DE		<u>.</u>								
DC										
FL		Ø	Beneficial interests in the Delaware statutory trust - \$12,094,000	l	\$63,722.78	0	N/A		Ø	
GA		Ø	Beneficial interests in the Delaware statutory trust - \$12,094,000	2	\$327,000	0	N/A		Ø	
HI					<u> </u>					
ID										
IL										
IN										
IA										
KS								0		
KY										
LA									П	
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APPENDIX

		 -1			APPENDIX					
1	Intend to sell to non-accredited investors in State (Part B-Item 1)		Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State (Part C-Item 2)					5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
State	Yes	No _		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No	
MD		Ø	Beneficial interests in the Delaware statutory trust - \$12,094,000	2	\$407,055.38	0	N/A		\B	
MA										
мі					_					
MN										
MS		⊠	Beneficial interests in the Delaware statutory trust - \$12,094,000	1	\$420,000	0	N/A		Ճ	
МО	0	Ø	Beneficial interests in the Delaware statutory trust - \$12,094,000	2	\$321,970.8 8	0	N/A		⊠	
МТ										
NE										
NV										
NH										
NJ										
NM						ı		0		
NY		Ø	Beneficial interests in the Delaware statutory trust - \$12,094,000	2	\$1,421,907.08	0	N/A		Ø	
NC										
ND										
ОН		Ø	Beneficial interests in the Delaware statutory trust - \$12,094,000	2	\$133,353.89	0	N/A		Ø	
ок										
OR	0									
PA										
RI			·					0		
SC		Ø	Beneficial interests in the Delaware statutory trust - \$12,094,000	1	\$186,390	0	N/A		Ø	

APPENDIX											
1	Intend to sell to non-accredited investors in State (Part B-Item 1)		Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State (Part C-Item 2)				5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)			
				Number of Accredited		Number of Non-Accredited					
State	Yes	No	<u> </u>	Investors	Amount	Investors	Amount	Yes	No		
SD											
TN											
TX											
UT											
VT									ם		
VA											
WA											
wv											
wı											
WY											
PR		0									

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